



AGENDA  
ELGIN PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING  
MONDAY, JULY 30, 2018, 6:30 P.M.  
CITY HALL ANNEX COUNCIL CHAMBERS  
310 NORTH MAIN STREET

**CALL TO ORDER**

**PUBLIC COMMENT:**

Individuals may request to speak on items on the agenda, and items not on the agenda. Speaker comments are limited to three (3) minutes. No formal action can be taken on items not posted on the agenda. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any Commission Member, member of Staff, other individual or group.

**CONSENT:**

1. Approval of minutes, June 28, 2018 meeting.

**UNFINISHED BUSINESS:       None**

**NEW BUSINESS:**

1. REVIEW AND TAKE ACTION ON THE PRELIMINARY PLAT SUBMITTED BY SALVADOR B. & ROSANA L ABREO, OWNERS OF THE PROPERTY LOCATED AT 509 SOUTH MARTIN LUTHER KING JR. BLVD., IN THE J.S. SMITH SUBDIVISION, LOT 13 AND BEING APPROXIMATELY 0.92 ACRES, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTY INTO TWO LOTS TO BE KNOWN AS "HANSON SUBDIVISION".
2. REVIEW AND TAKE ACTION ON THE FINAL PLAT SUBMITTED BY SALVADOR B. & ROSANA L ABREO, OWNERS OF THE PROPERTY LOCATED AT 509 SOUTH MARTIN LUTHER KING JR. BLVD., IN THE J.S. SMITH SUBDIVISION, LOT 13 AND BEING APPROXIMATELY 0.92 ACRES, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTY INTO TWO LOTS TO BE KNOWN AS "HANSON SUBDIVISION".
3. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT SUBMITTED BY PAYNE INDUSTRIES, LLC FOR OLD MCDADE LLC, OWNER OF THE PROPERTY LOCATED IN ABSTRACT 178, THOMAS GARRETSON AND BEING APPROXIMATELY 13.9 ACRES AT 1097 OLD MCDADE ROAD, CITY OF ELGIN EXTRA TERRITORIAL JURISDICTION, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTY INTO THIRTEEN (13) LOTS TO BE KNOWN AS "OLD MCDADE SUBDIVISION".
4. REVIEW AND MAKE POSSIBLE RECOMMENDATIONS TO THE ELGIN CITY COUNCIL ON A ZONING CHANGE REQUEST SUBMITTED BY BLUE WIZARD HOMES, LLC, OWNER OF THE PROPERTY LOCATED IN ABSTRACT A20 THOMAS CHRISTIAN, AT 824 E 2<sup>ND</sup> STREET AND BEING APPROXIMATELY 0.281 ACRES, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS TO CHANGE THE ZONING FROM R-2 SINGLE FAMILY & DUPLEX DWELLING DISTRICT TO R-3 SINGLE FAMILY DWELLING DISTRICT TO ALLOW A "MODULAR" HOME TO BE PLACED ON THE PROPERTY.
5. REVIEW AND MAKE POSSIBLE RECOMMENDATIONS TO THE ELGIN CITY COUNCIL ON A ZONING CHANGE REQUEST SUBMITTED BY ROSANA L. ABREO, OWNER OF THE PROPERTY LOCATED AT 509 SOUTH MARTIN LUTHER KING JR. BLVD., IN THE HANSON SUBDIVISION, LOT 1 AND BEING APPROXIMATELY 0.208 ACRES, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO CHANGE THE ZONING FROM R-2 SINGLE FAMILY & DUPLEX DWELLING DISTRICT TO SP SPECIFIC USE PERMIT FOR FIVE (5) YEARS TO OPERATE EITHER A LAW OFFICE OR A CHILD CARE FACILITY ON THAT PROPERTY.

**EXECUTIVE SESSION**

The board may adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code.

**RECONVENE**

The board returns to open session for possible discussion and action as a result of the Executive Session.

**ANNOUNCEMENTS**

**ADJOURNMENT**

**NOTICE**

I, Gary N. Cooke, Director Planning & Development for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before the 11th day of July, 2018 before 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code. The Elgin City Council will hold a public hearing on Zoning for items 4 & 5 in the City Council Chambers, Elgin City Hall Annex, 310 N Main Street, Elgin, Texas, on Tuesday, August 7, 2018.

Gary N. Cooke, Director Planning & Development

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide forty-eight hours notice when feasible.

Para informacion en espanol favor de llamar 512-281-0119. Servicios de traduccion disponible en la reunion.